



County of Lexington

Board of Zoning Appeals

PUBLIC HEARING

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# BZA Opening Remarks

We would like to welcome all of you to this meeting of the Lexington County Board of Zoning Appeals. Before we begin this meeting, I want to inform everyone we are being broadcast live on the Lexington County website and Time Warner Channel 1302. Our meetings are available for viewing any time on the County website.

A sign-in sheet has been provided by staff. Be sure that you have signed in by giving your name and address as a matter of public record.

This Board is what is known as a quasi judicial body which means that these hearings are held in the same general manner as a court of law.

Therefore, those in attendance must refrain from disruptive behavior, such as clapping; anyone who disrupts the proceedings will be asked to leave. There shall be no standing head counts of proponents or opponents and no show of hands will be allowed to indicate approval or disapproval of the request.

The purpose of this public hearing is to obtain facts and comments from proponents and opponents regarding subject matter specific and pertinent to the request. Since the meeting is being recorded for the purpose of Minutes, each speaker is to come to the microphone at the podium and provide his or her name and mailing address, including street, city, state, and zip code. Each speaker is encouraged to keep their comments concise and to the point and is limited to 3 minutes.

**After everyone who wishes to speak has been heard, the opportunity for additional comments or rebuttal will be considered as time may allow.**

**We will dispense with the approval of the Minutes and other business until after the requests have been heard. At this time, the Zoning staff will present our first variance request of the evening.**

# Zoning Variance Application #06-16

- Applicant: Dan Wilson
- Property Owner: Seven Oaks Associates. LLC
- Location: 6169 St. Andrews Road
- TMS# 002799-06-011



This variance application is a request to increase the number of wall signs allowed per current zoning code. The location of NAPA is within a commercial center so only one wall sign is allowed per code.

The zoning district is C2 (General Commercial).

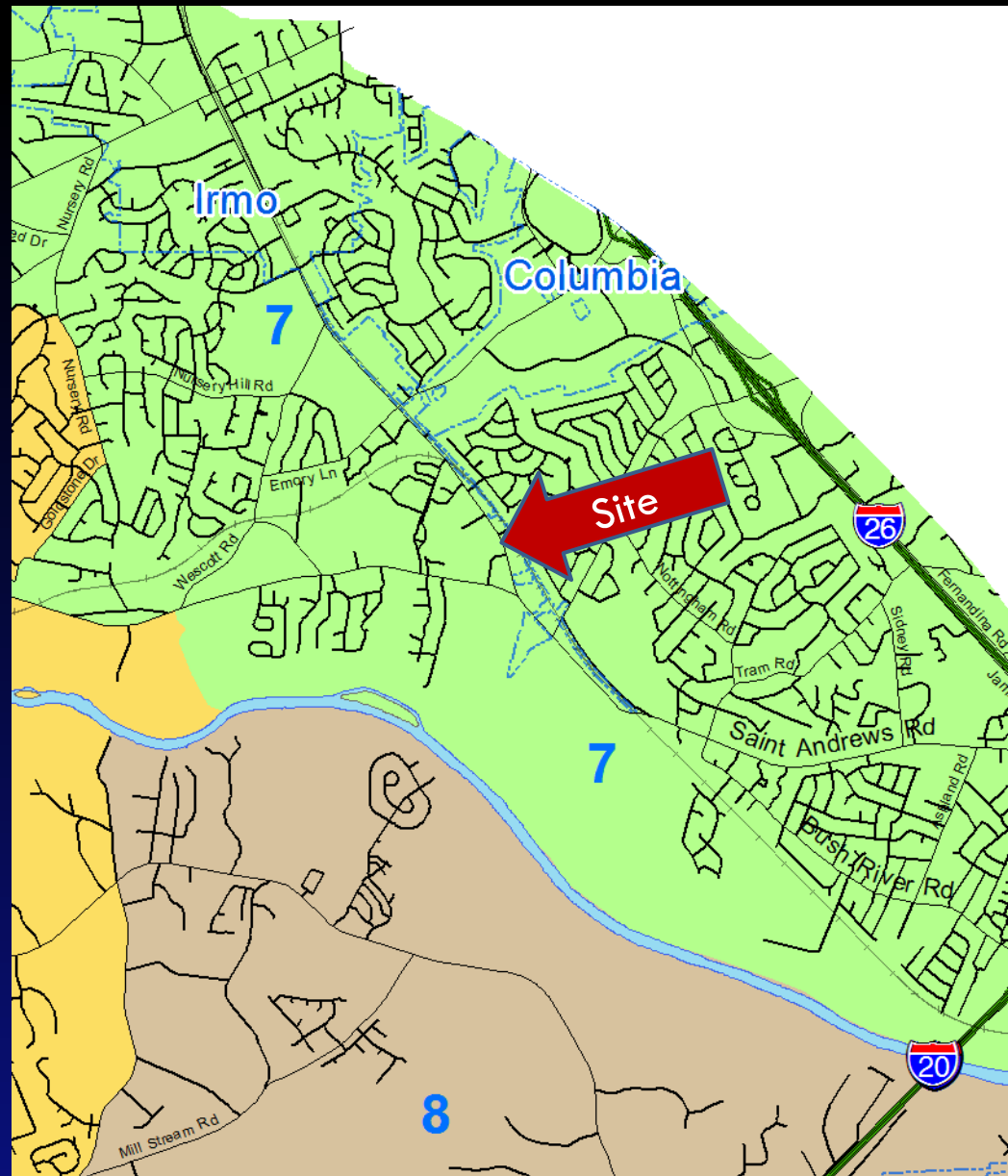
Zoning staff does not make recommendations to the Board of Zoning Appeals to approve or deny a variance application.

Each application stands on its own merit

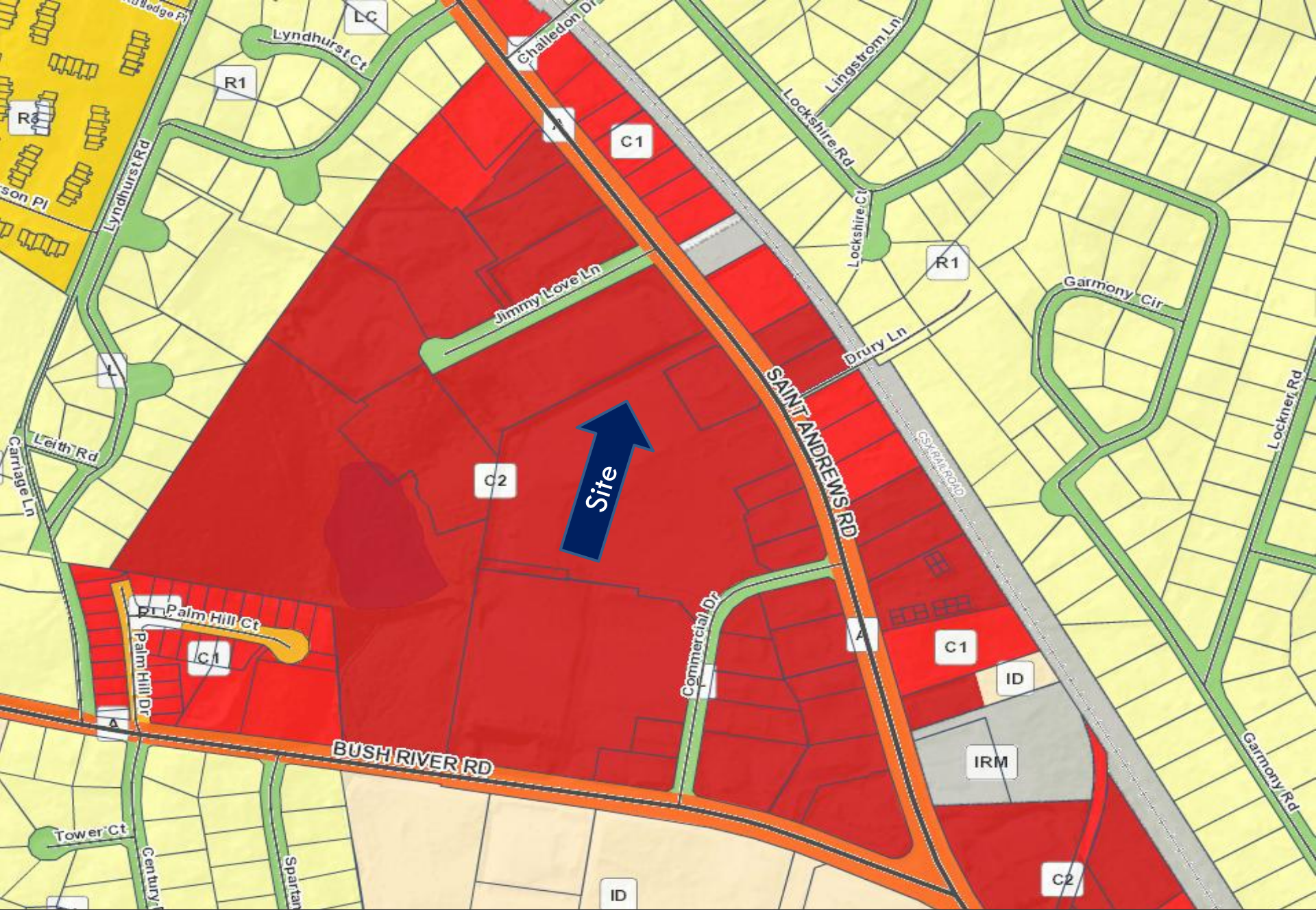
# Council District 7

Represented by:  
Phillip Yarborough

Seven Oaks/Dutch Fork  
Planning area zoned in  
1971/1974.









# Standards for Variance

## 122.60 Standards for Variances

The Board may grant a variance if it makes the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. These conditions do not generally apply to other property in the vicinity;
- c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.



# Standards for Variance

- A) This property has two outward facing sides, unlike most of the other businesses in the shopping center. The front elevation faces the parking lot and needs a sign. The side elevation faces St. Andrews Rd, a very busy thoroughfare. The landlord of the shopping plaza has agreed to and encouraged us to place a second sign on this side elevation to help increase store visibility and traffic flow of the shopping center.
- B) All other business located in the shopping center do not have an unobstructed side elevation, on a busy street, to place a sign. Having a sign on the side of our store would, again, hopefully increase traffic flow for the entire plaza.
- C) We previously occupied a building at 6166 St. Andrews Rd (across the street) before moving on 9/1/15. Since moving, we have had several events (11/7/15 - Grand Opening and 3/12/16 - One Day Sale) in which there was an advanced mail distribution promoting the event. As customers came in for these events, we were repeatedly told that they thought we had closed our store in that area. Store personnel state that customers tell them this on a weekly basis. Not having a sign on the side elevation unreasonably restricts visibility on St. Andrews Rd.
- D) In no way will having a sign on the side elevation be of substantial detriment to any adjacent property or to the public good. We hope to increase visibility for ourselves but also for the shopping center as a whole. Questions of harming the character of the district were addressed by the landlord and a mutual agreement was made on the size of the sign if the variance is permitted.



# Lexington County Zoning Ordinance

## 26.52 Maximum Display Area, Height, and Number of Signs

The maximum display area allowed for commercial centers and educational campuses includes any directory signs. In addition, each business within a commercial center or building on an educational campus may erect one wall, projecting, or marquee sign; and, each individual business not within a commercial center may erect one wall, projecting, or marquee sign per street frontage.

## 26.53 Specialty Signs

Wall Signs are signs attached to the exterior wall of a building or structure which do not extend beyond the building wall more than 12 inches. Such a sign shall not exceed 15 percent of the area of the wall of the first story of the building or business to which it is attached. A maximum of 12 feet in height can be used for this 15 percent measurement. No portion of a wall sign shall be permitted to project above the wall of the building to which it is attached except in the case of signs mounted to the roof in which case no portion shall project above the top of the roof. The wall sign information may be dispersed anywhere on the wall as long as the total display area of all information does not exceed the 15 percent requirement. A “mural” is a painting applied to a wall containing no advertisement for any business product or activity. A mural, as defined, will not be considered a wall sign.





Photo Showing Existing Condition



20'-0"

Photo Overlay Showing NEW Faces Installed



Two (2) NEW Replacement Faces Reading AUTO PARTS

59"

V.O.: 19'-7" x 55"  
 Retainer: 2 1/2"  
 Current Face: Plex  
 OAH: 44'-0"

Elevation: Road Sign

Location: Columbia, SC

- Sign & Lighting Maintenance
- LED Sign Lighting
- Parking Lot Light Maintenance
- Sign Maintenance and Conversion
- Sign Construction & Engineering
- Sign Replacement & Erection
- Replacement Faces

This is an original drawing created by Illumatech, Inc. It is submitted for your personal use; however, it shall at ALL times remain the property of Illumatech, Inc. It may only be used in connection with the project being planned for you by Illumatech, Inc. You are NOT authorized to show these drawings to anyone outside of your organization, nor are they to be reproduced, used, copied or exhibited in any other fashion.

CLIENT	NAPA
LOCATION	Columbia, SC
PURPOSE	Conceptual - For Approval
SALES REP	Joe Mayeaux
FILENAME	NAPA - Columbia, SC - 04-18-2016 - conv
DESIGNER	Kyle Rhody
DATE	04-18-2016
APPROVAL	
SCALE	As Noted
PAGE #	3 of 3



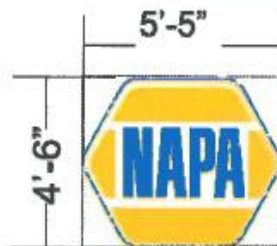


Photo Showing Existing Condition



Photo Overlay Showing NEW Sign Installed

Inside Height To Ceiling : 21'-7"



One (1) NEW LED ILLUMINATED Logo  
Direct Mounted to Building Fascia

24.38 Sq. Ft.



One (1) NEW LED ILLUMINATED  
Letterset & Swoosh  
Direct Mounted to Building Fascia

**Installation Artwork Note:**

The "NAPA" Letters In The Logo  
Cabinet And The "AUTO PARTS"  
Letters MUST  
Be Installed Centered On Each Other  
As Shown With Red Dotted Line.

**Installation Hardware:**

- Sign & Lighting Maintenance
- LED Sign Lighting
- Parking Lot Light Maintenance
- Sign Maintenance and Conversion
- Sign Construction & Engineering
- Sign Replacement & Erection
- Replacement Faces

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CUSTOMER	NAPA
LOCATION	Columbia, SC
PURPOSE	Conceptual - For Approval
SALES REP	Joe Mayeaux
FILENAME	NAPA - Columbia, SC - 04-18-2018 - conr
DESIGNER	Kyle Rhody
DATE	04-18-2018
APPROVAL	
SCALE	As Noted
PAGE #	1 of 3

Elevation: Front Elevation

Location: Columbia, SC





Photo Showing Existing Condition

Photo Overlay Showing NEW Sign Installed  
and Wall Painted NAPA Blue & Grey

One (1) NEW Painted Logo, Letterset & Swoosh  
Directly Painted on Side Wall

Sign &amp; Lighting Maintenance

LED Sign Lighting

Parking Lot Light Maintenance

Sign Maintenance and Conversion

Sign Construction &amp; Engineering

Sign Replacement &amp; Erection

Replacement Faces

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CLIENT	NAPA
LOCATION	Columbia, SC
PURPOSE	Conceptual - For Approval
SALES REP	Joe Mayeaux
FILENAME	NAPA - Columbia, SC - 04-18-2016 - CONCEPT
DESIGNER	Kyle Rhody
DATE	04-18-2016
APPROVAL	
SCALE	As Noted
PAGE #	2 of 3

Elevation: Side Elevation Option 1

Location: Columbia, SC





Site photograph





# ZONING HEARING

LEXINGTON COUNTY  
ADMINISTRATION BUILDING

6:00 P.M.

TUESDAY • JULY • 19

FOR INFORMATION CALL 785-8121

**ZONING VARIANCE REQUEST #06-16:** Applicant requests an additional wall sign for a General Retail extensive activity. This site is located at 6169 St. Andrews Road, identified by TMS# 002799-06-011.



07/06/2016 08:06





Site photograph



Community Development





07/06/2016 08:08







Site photograph







Site photograph



Community Development





Site photograph







07/06/2016 08:10





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